

Message Text

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PAGE 01 CANBER 05811 050755Z

12

ACTION FBO-08

INFO OCT-01 EA-07 ISO-00 A-01 /017 W

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P 050515Z SEP 74

FM AMEMBASSY CANBERRA

TO SECSTATE WASHDC PRIORITY 4020

UNCLAS CANBERRA 5811

E.O. 11652: N/A

TAGS: ABLD, AFSP, AS

SUBJ: ESTABLISHMENT OF ADMINISTRATIVE ANNEX THROUGH
MODIFICATION PROPERTY 03307

REF: (A) CANBERRA 3209; (B) STATE 163671 (C) STATE 174834
(D) CANBERRA OM DTD 7/29/74 ON MODIFICATION TO CHAN-
CERY (01307)

1. ALTERNATIVE QUARTERS HAVE BEEN LOCATED TO HOUSE THE
POLITICAL COUNSELOR WITHIN THE FINANCIAL LIMITATIONS
IMPOSED BY REFERENCE "B".

2. POST APPEALS NOW FOR IMMEDIATE CONSIDERATION OF
MODIFICATION OF 03307 (REFERENCE "A") INTO THE LONG
AWAITED ADMINISTRATIVE ANNEX, AND CITES THE FOLLOWING
IN SUPPORT:

(A) QUANTITY SURVEYORS REPORT, SUPPORTING CANBERRA'S
COMPREHENSIVE A&E SURVEY ON MODIFICATION COSTS, REFLECTED
A BASIC CONTRACTOR FIGURE APPROXIMATING US\$28,304.30 AS
OF LATE MAY 1974. TO THIS MUST BE
ADDED CURRENT ARCHITECTURAL SUPERVISION FEES OF TWELVE
PERCENT - CALLING FOR A TOTAL EXPENDITURE OF US\$31,700
AS OF THAT DATE. REFERENCE "D" CITED A CURRENT CONSTRUCTION
SPIRALING COST PERCENTILE AT CANBERRA OF 22 PERCENT PER
CALENDAR QUARTER. AT THAT RATE COST OF RENOVATION AS OF
THIS WRITING, COMES TO APPROXIMATELY US\$38,675.00 KEEPING
IN MIND FBO'S LONG STANDING LIMITATION OF US\$40,000.00 ON
WORKS OF THIS NATURE, CONTRACTOR ACTION MUST BE IMMEDIATE
UNCLASSIFIED

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PAGE 02 CANBER 05811 050755Z

IF SUCH LIMITATION IS TO BE MET.

(B) TRADITIONALLY, ALL CONTRACTOR CONSTRUCTION WORK AT CANBERRA FROM MID-DECEMBER TO LATE JANUARY PHASES OUT IN DEFERENCE TO BOTH THE HOLIDAY SEASON AND SCHOOL RECESSES. IN ESSENCE, CONTRACTOR WORK COMES TO AN ABSOLUTE STAND-STILL BETWEEN THOSE DATES. AS THE FOLLOWING CONTRACTOR SCHEDULE WOULD APPLY TO PROPERTY 03307, IMMEDIATE AUTHORIZATION TO PROCEED IS REQUIRED:

(1) THREE WEEKS MINIMUM REQUIRED TO ALLOW FOR BID (TENDER SUBMISSION 9/16 TO 10/4; WITH LOW BID CABLED TO DEPARTMENT 10/4. AWAITING DEPARTMENTAL APPROVAL TO MAKE AWARD 10/4 TO 10/11; GRANTING OF AWARD 10/11.

(2) FOUR WEEKS MINIMUM REQUIRED TO ALLOW, IN THIS INDUSTRIAL DISPUTE LADEN CITY, FOR DELIVERY OF MATERIALS TO SITE (NO MATERIAL STOCKPILES MAINTAINED AT CANBERRA AND ALL GOODS MUST BE SHIPPED IN FROM SYDNEY OR MELBOURNE) 10/11 TO 11/8.

(3) CONTRACTOR "ON SITE" WORK - MINIMUM OF FIVE WEEKS 11/8 TO 12/13.

(C) UNLESS SCHEDULES REFLECTED UNDER (B) ABOVE ARE MET, NO CONTRACTOR WILL VENTURE FORTH TO BE FACED WITH LABOUR AND MATERIALS COSTS APPLYING AFTER THE HOLIDAY SUMMER RECESS (DECEMBER THROUGH JANUARY), AND ANY ATTEMPT TO EXTEND WORK INTO SUCH PERIOD WOULD RUN THE RISK OF EXTENDING COSTS BEYOND FBO'S US\$40,000.00 LIMITATION.

(D) TIMELY ESTABLISHMENT OF ADMINISTRATIVE ANNEX WOULD RELIEVE CHANCERY SPACE PRESSURES FOR AN INDEFINITE PERIOD THROUGH RELEASE OF MUCH NEEDED OFFICES (THROUGH RELOCATION OF ALL GENERAL ADMIN TO ANNEX) ALLOWING FOR EXPANSION WITHIN CHANCERY OF ECONOMIC/COMMERCIAL AND CONSULAR OFFICES. MODIFICATION MAIN CHANCERY (REFERENCE "D") SHOULD NOT REPEAT NOT BE TIED IN TO EARLY ESTABLISHMENT OF ADMIN ANNEX (REFERENCE "A") AS THE PROBLEMS POSED BY FORMER PRECLUDE TIMELY ACTION REQUIRED IN THE LATTER.

ACTION REQUESTED BY DEPARTMENT:
SINCE BUREAU HAS ABSORBED TOTAL FUNDING OF ALTERNATIVE QUARTERS
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PAGE 03 CANBER 05811 050755Z

FOR OCCUPANT OF GOVERNMENT-OWNED PROPERTY 03307 (POLITICAL CONSELOR ET AL), A/FBO'S AUTHORIZATION TO PROCEED WITH SOLICITATION OF FIRM BIDS COVERING MODIFICATION OF PROPERTY 03307 INTO AN ADMIN OFFICE ANNEX IS REQUESTED BY RETURN CABLE. POST BELIEVES THAT IT CAN MEET TIMETABLE CITED PARAGRAPHS 2(B) (1) THRU (3) IF AUTHORIZATION TO SOLICIT BIDS IS RECEIVED PRIOR TO SEPTEMBER 13.

GREEN

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Decaption Note:
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Disposition Approved on Date:
Disposition Authority: n/a
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01 JAN 1960
Disposition Event:
Disposition History: n/a
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